

## ARTICLE 30

### SEC. 21-30 REGULATIONS FOR THE SPECIAL LOT SIZE/DENSITY OR “B” COMBINING DISTRICT.

**30.1 Purpose:** To provide for specified minimum lot sizes; or to promote open space and protect sensitive resources by clustering residential development. Within the “B” combining district, all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of the “B” combining district. In no case shall a “B” combining district reduce a minimum lot size below that required or increase the maximum permitted density above that required in the development standards of the base zoning district with which it is combined. For the purpose of this Section, density shall mean the maximum number of dwelling units permitted per gross acre.

#### **30.2 Special lot sizes and densities available:**

- (a) “B3” areas: Minimum lot size shall be as specified on the sectional district map.
- (b) “B4” areas: Maximum permitted density measured by dwelling units per gross acre shall be as specified on the sectional district map. The minimum lot size shall conform to the base district with which the “B4” district is combined.
- (c) “B5” areas: Maximum permitted density measured by dwelling units per gross acre and minimum lot size shall be as specified on the sectional district map.
- (d) “B Frozen” areas: Minimum lot size shall be the size of the lot on the effective date of the sectional district map. No further subdivisions of the land is permitted.
  - 1. This designation may be required subsequent to subdivision of “B4”, “B5”, “B7 areas; and
  - 2. This designation may be required for Rural Lands (“[RL](#)”) and Rural Residential (“[RR](#)”) subdivisions utilizing the minimum lot size exception as provided for in [Section 7.12\(b\)](#) or [Section 8.12\(b\)](#).
  - 3. A general plan amendment shall be required prior to consideration of any subsequent rezoning which would allow additional dwelling units or land division entitlements in excess of those authorized by the General Plan at the time the property was zoned “B Frozen”. Land divisions which received maximum density under the Lake County General Plan at the time the property was rezoned “B Frozen” shall not be entitled to a residential second unit. (Ord. No. 1897, 12/7/1989)
- (e) “B7” areas, slope density: The maximum permitted density, or maximum permitted density and minimum lot size shall be as shown in any slope density table based on the average cross slope of the parcel. The sectional district map shall indicate the slope density table number which has been adopted as part of this Chapter.